

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2018-0213**Z.A.P. DATE:** 9.07.2021**SUBDIVISION NAME:** Longview (Small Lot) Subdivision - Preliminary Plan**AREA:** 430.71 acres**LOT(S):** 1591 Total Lots**OWNER/APPLICANT:** WLH Communities-Texas LLC (Michael Slack)**AGENT:** Peloton Land Solutions (Justin Lange)**ADDRESS OF SUBDIVISION:** Kellam Road**GRIDS:** N/A**COUNTY:** Travis**WATERSHED:** Dry Creek East**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single family residences (small lots), right-of-way, lift station, joint use driveways, water quality, landscape, amenity center, detention, and open space.**ADMINISTRATIVE WAIVERS:**

LDC 30-5-42(B)(6) to allow cut and fill of not more than 8 feet in Desired Development Zone.

**VARIANCES:**

None

**SIDEWALKS:** Sidewalks will be provided on proposed and adjacent streets.**DEPARTMENT COMMENTS:** The request is for approval of a preliminary plan consisting of 1591 total lots: 1506 single family residences (small lots), 83 right-of-way, joint use driveways, water quality, landscape, detention, open space and 2 lift station and amenity center lots on 430.71 acres. This proposed development fronts on Kellam road and is located in the county and in the City of Austin's 2 Mile ETJ. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development. The applicant has entered into a phasing agreement with Travis County to provide traffic improvements to adjacent roadways that will be needed as result of this proposed development.**COUNTY COMMENTS**

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. The Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any

use that is not single-family residential. There are no zoning laws in the county. Public transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed preliminary plan for input, review and comment and as of today the staff has not received any comments from the school district. The closest school is the Del Valle High School located on Ross road. The development will be served by Emergency Services District #11.

**ISSUES:**

Staff has not received any inquiries from anyone regarding the proposed preliminary plan.

**STAFF RECOMMENDATION:** This preliminary plan meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Jose Luis Arriaga

Email address: [joe.arriaga@traviscountytexas.gov](mailto:joe.arriaga@traviscountytexas.gov)

**PHONE:** 512-854-7562

**WATER AND WASTEWATER  
SERVICE EXTENSION  
REQUEST FOR  
CONSIDERATION**

Name: 71 East - 428 Acre Tract (Revision 2)	Service Requested: Water
SER-4116R2	Hansen Service Request Number 796648
Date Received: 03/27/2019	
Location: 6001 KELLAM RD 1/2 AUSTIN TX 78617 71 East - 428 Acre Tract (Revision 2)	
Acres: 428.00	Land Use: SINGLE FAMILY
LUE: 1550	
Alt. Utility Service or S.E.R. Number: City of Austin Wastewater SER-4117R2	
Quadrant(s): Q13 Q14 R13 R14	Reclaimed Pressure Zone: N/A
DDZ: YES	
Drainage Basin: DRY	Pressure Zone: CENTRAL SOUTH
DWPZ: NO	
Demand (Estimated Peak Hour): 3.391 GPM	FIRE FLOW: 1,000 GPM
Cost Participation: \$526,660.00 % Within City Limits: 0 % Within Limited Purpose: 0	

**Description of Improvements:**  
Phase 1 improvements (LUEs) limited to 600 LUEs.  
Applicant shall construct approximately 6,615 feet of oversized 24-inch transmission main from the existing 16-inch water main (Project no. 2016-0773) in Pearce Ln, north along Kellam Road and into the subject tract as shown on the attached map. Applicant shall also make a 12-inch water main connection to the existing 12-inch water main (Project no. 2002-0693) in Gilwell Drive. The 12-inch water main connection in Gilwell Drive shall be the beginning of the 12-inch looped water main shown on page 1 of the attached maps. The proposed 12-inch looped water main shall also connect to the above-described 24-inch transmission main. Applicant shall also make a 12-inch water main connection to the existing 12-inch water main (Project no. 2001-0692) in Coones Drive. The 12-inch water main connection in Coones Drive shall be part of the 12-inch looped water main shown on page 1 of the attached maps and described above. Phasing of the 12-inch looped water main may be allowed with Austin Water's concurrence.

Phase 2 Improvements (601 to 1,450 LUEs)  
Applicant shall construct approximately 4,415 feet of 16-inch water main from the existing 36-inch transmission main (Project no. 2004-0685), located in Ross Road (south of Pearce Lane), north-northwest to Pearce Lane, and then south-southeast along Pearce Lane to the existing 16-inch water main (Project no. 98-4701) located in Ross Road (north of Pearce Lane) as shown on page 2 of the attached maps.

**Improvements Required for Full Build-Out of Development:**  
Applicant shall construct approximately 13,920 feet of 12-inch looped water main within the subject tract along the approximate alignment shown on page 1 of the attached maps. As described above, the proposed 12-inch looped water main shall connect to the existing 12-inch water main in Gilwell Drive (Project no. 2002-0693), the existing 8-inch water main in Coones Drive (Project no. 2001-0692), and to the above-described Phase 1 24-inch transmission main at the two points where it crosses the proposed 24-inch transmission main. The 12-inch looped water main is not required to be constructed at one time and may be extended as each phase of the development is constructed. However, the 12-inch looped water main will be required for the full project build-out.

**NOTES:** 1) Water demand and fire flow demand based on engineering calculations received from Paulo Misi, P.E. of Peloton Land Solutions on 10/26/17. 2) Applicant shall provide Water and Sewer System Planning division with each phase of construction information so Austin Water can verify in each phase to be served with the proposed water improvements for that phase. 3) Site plan and/or subdivision plans submitted for lots within this SER shall include a development tracking table to confirm compliance with the LUE limits established by this SER. The table shall be located on the Austin Water General Construction Notes sheet and minimally should list project name, case number, development type, number of LUEs, acres, peak day demand, peak hour demand, and fire flow demand for approved or constructed projects.

**Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:**  
1) Construction of all Service Extensions is subject to all environmental and planning ordinances.  
2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service Extension Requests.  
3) An approved Service Extension is not a reservation of capacity in the system, but is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.  
4) The level of service approved by this document does not imply commitment for land use.  
5) Public utility lines must meet City of Austin design and construction criteria and must be approved by Austin Water Utility Engineering Review.  
6) Approval of a site plan that meets the Fire Department requirements for fire control.

SER-4116R2, Page 1 of 2

# LONGVIEW

## SMALL LOT SUBDIVISION

### PRELIMINARY PLAN

### 6001 KELLAM ROAD

TRAVIS COUNTY AND THE CITY OF AUSTIN ETJ, TEXAS

NOVEMBER 2018

**WATER AND WASTEWATER  
SERVICE EXTENSION  
REQUEST FOR  
CONSIDERATION**

Name: 71 East - 428 Acre Tract (Revision 2)	Service Requested: Wastewater
SER-4117R2	Hansen Service Request Number 796649
Date Received: 03/27/2019	
Location: 6001 KELLAM RD 1/2 AUSTIN TX 78617 71 East - 428 Acre Tract (Revision 2)	
Acres: 428.00	Land Use: SINGLE FAMILY
LUE: 1550	
Alt. Utility Service or S.E.R. Number: City of Austin Water SER-4116R2	
Quadrant(s): Q13 Q14 R13 R14	Reclaimed Pressure Zone: N/A
DDZ: YES	
Drainage Basin: DRY	Pressure Zone: CENTRAL SOUTH
DWPZ: NO	
Flow (Estimated Peak Wet Weather): 1,212 GPM	
Cost Participation: \$822,855.00 % Within City Limits: 0 % Within Limited Purpose: 0	

**Description of Improvements:**  
Applicant shall construct approximately 3,430 feet of 15-inch gravity wastewater main from MH ID #132709 south-southeast along Pearce Ln, to Kellam Rd. and then north-northeast along Kellam Rd. to the subject tract as shown on page 1 of the attached maps. From the proposed 15-inch gravity wastewater main, applicant shall construct approximately 6,350 feet of 12-inch gravity wastewater main within the subject tract and to the north-northeast along the eastern boundary of the subject tract to the approximate low point as shown on page 1 of the attached maps. Applicant shall also construct an approximately 1,200 gpm public lift station at the approximate low point shown on page 1 of the attached maps. Applicant shall also dedicate an appropriately sized wastewater consent for a future 30-inch wastewater interceptor at the approximate location shown on page 1 of the attached maps.

Applicant shall also construct approximately 4,815 feet of oversized 16-inch force main from the Pearce Lane Lift Station (Wet Well #2) north and northwest to Pearce Ln and then north-northwest along Pearce Ln, to the existing 21-inch gravity wastewater main (Project no. 87-0014; MH ID #122812) as shown on page 2 of the attached maps. The proposed 16-inch force main shall replace the existing 14-inch force main (Project no. 2012-0001) and the 14-inch force main connection to the existing 10-inch force main (Project no. 2001-0788) shall be cut and plugged as shown on the insets on the attached maps.

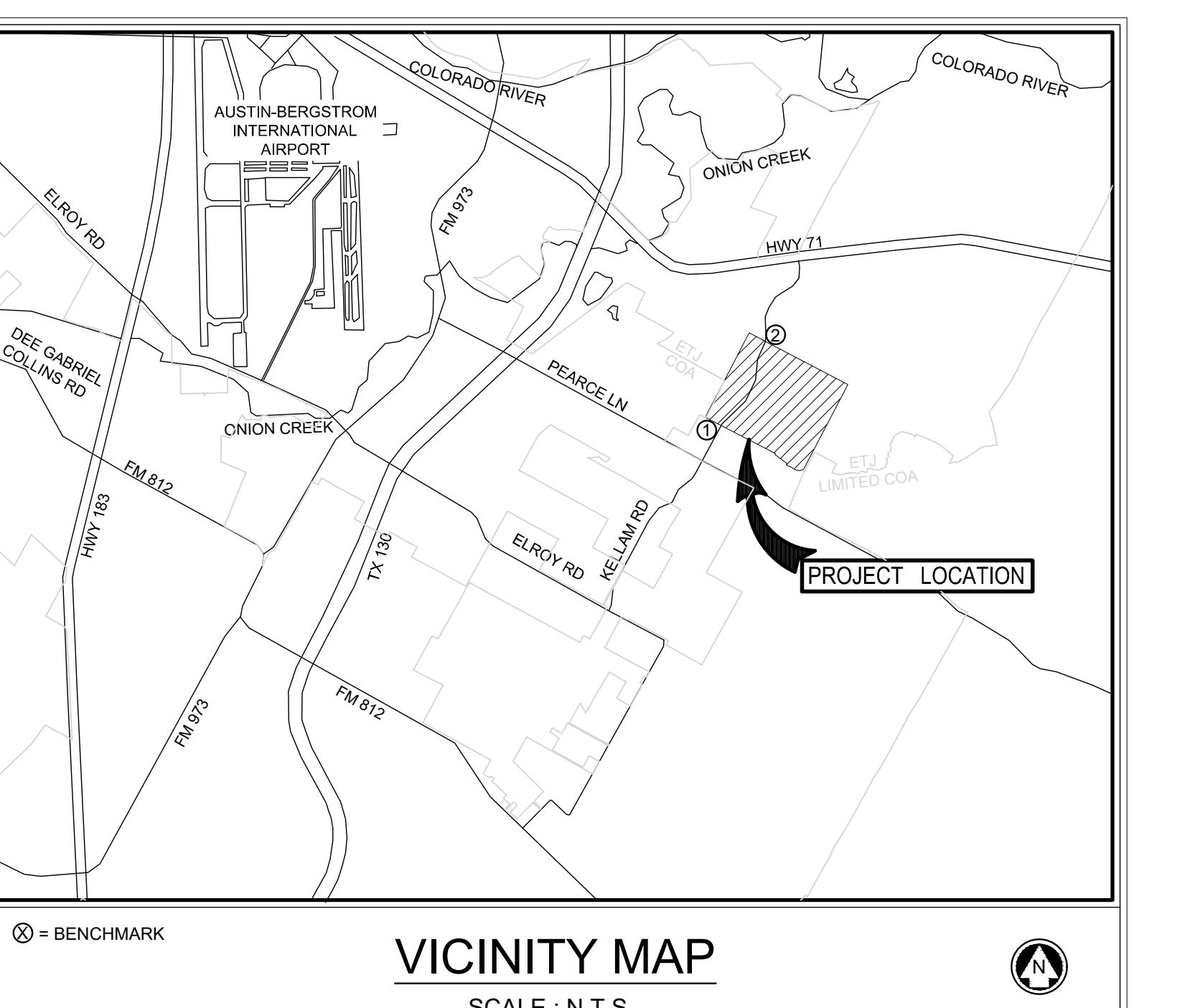
NOTE: Wastewater flow based on engineering calculations received from Paulo Misi, P.E. of Peloton Land Solutions on 10/9/2018.

**Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:**  
1) Construction of all Service Extensions is subject to all environmental and planning ordinances.  
2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service Extension Requests.  
3) An approved Service Extension is not a reservation of capacity in the system, but is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.  
4) The level of service approved by this document does not imply commitment for land use.  
5) An engineering report describing the proposed wastewater improvements and the dedication of easements shall be submitted to the Austin Water Utility Engineering and Systems department.  
6) Public utility lines must meet City of Austin design and construction criteria and must be approved by Austin Water Utility Engineering Review.  
7) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.  
8) Proposed public wastewater improvements must be placed in the right-of-way or appropriate utility easements. Utility easements must be approved by Austin Water Utility Engineering Review and made in place prior to issuance of a construction permit.  
9) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.  
10) Any proposed public wastewater improvements must be dedicated to the City of Austin for ownership, operation, and maintenance.  
11) Applicant has indicated that a request to create a Public Improvement District (PID) for the tract will be submitted to Travis County. If the PID is approved, terms and conditions will be established, which would include a reduction in eligible cost reimbursement by the City for wastewater infrastructure. The cost reimbursement agreement shall contain provisions that address this potential outcome and the Applicant's acknowledgement and consent.

*Colleen Pini* 5/23/19  
Project Manager, Utility Development Services Date  
*C. C.* 5/28/19  
Assistant Director, Utility Development Services Date

*Colleen Pini* 5/23/19  
Supervisor, Utility Development Services Date  
*J. G.* 5/28/19  
Director, Austin Water Date

Council Approval Date: 5/23/19



VICINITY MAP

SCALE : N.T.S.

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	COVER SHEET
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7	PRELIMINARY PLAN D
8	TYPICAL STREET SECTIONS
9	TYPICAL STREET SECTIONS MAP

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN - TRAVIS COUNTY SINGLE SUBDIVISION OFFICE MUST RELY UPON THE ADEQUACY OF THE DESIGN ENGINEER. THE PLANS WERE PREPARED IN ACCORDANCE WITH TITLE 30, LAND DEVELOPMENT CODE.

SUBMITTED BY :

*Justin D. Lange*  
JUSTIN D. LANGE  
REGISTERED PROFESSIONAL ENGINEER NO. 110057  
PELOTON LAND SOLUTIONS  
4214 MEDICAL PKWY, SUITE 300  
AUSTIN, TX 78756  
PH. (512) 831-7700

DATE: 3/25/2021  
STATE: TEXAS  
LICENSE NUMBER: 110057  
PROFESSIONAL ENGINEER

**WAIVERS / VARIANCES:**

ADMINISTRATIVE ENVIRONMENTAL VARIANCES HAVE BEEN GRANTED IN ACCORDANCE WITH LDC 30-542(B)(6), TO ALLOW CUT AND FILL OF NOT MORE THAN EIGHT FEET IN THE DESIRED DEVELOPMENT ZONE.

ENGINEER: PELOTON LAND SOLUTIONS SURVEYOR: PELOTON LAND SOLUTIONS  
4214 MEDICAL PKWY  
STE 300  
AUSTIN, TX 78756  
(512) 831-7700

OWNER: WLH COMMUNITIES - TEXAS LLC, A DELAWARE LIMITED LIABILITY COMPANY  
810 HESTERS CROSSING, STE 235  
ROUND ROCK, TX 78681  
(512) 953-4100

**BENCHMARKS:**

BENCHMARK NO. 1: *①*  
LCRA ALUM DISC STAMPED AAB 11 LOCATED ON THE WEST SIDE OF KELLAM ROAD, APPROX. 1482' NORTH OF  
PEARCE LANE, 5.2' WEST OF THE WEST EDGE OF A CONCRETE SIDEWALK, 2.2' EAST OF A ROW FENCE AND 21'  
SOUTH OF A CULVERT.  
ELEVATION = 458.91'

TEMPORARY BENCHMARK 2: *②*  
1/2" IRON ROD FOUND ON THE EAST SIDE OF KELLAM ROAD, APPROX. 3850' SOUTH OF HIGHWAY 71, 10.5' NORTH  
OF A DRIVEWAY, 2.0' NORTH OF A PROPERTY FENCE AND 11.4' EAST OF THE KELLAM ROAD ROW FENCE.  
ELEVATION = 493.09'

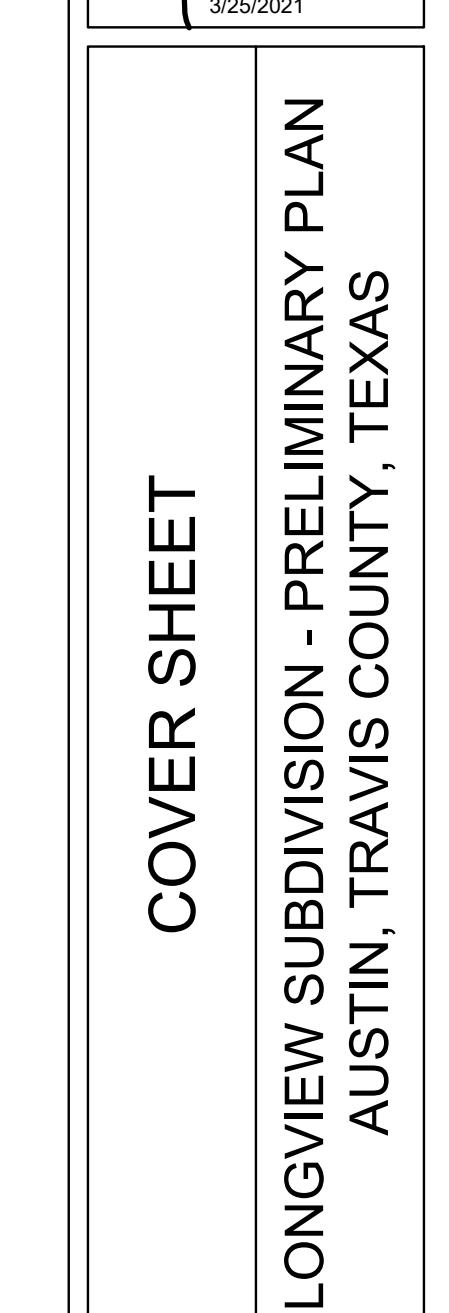
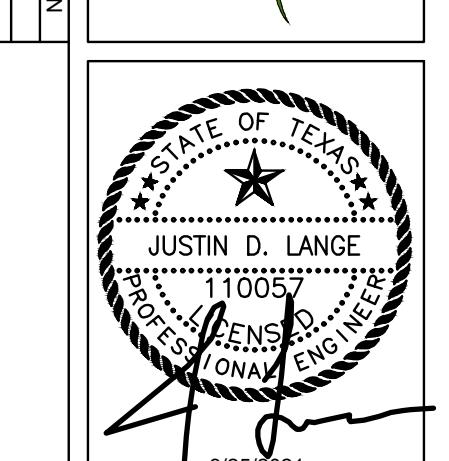
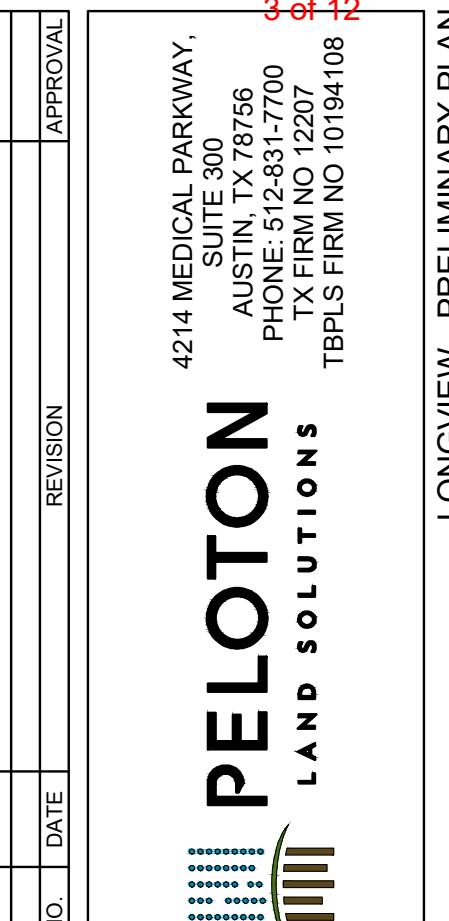
**NOTES:**

1. THIS PROJECT IS LOCATED IN THE DRY CREEK EAST WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
2. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE F.E.M.A. ZONE AE 100 YEAR FLOODPLAIN AS SHOWN ON THE F.E.M.A. FIRM PANEL 48453C0640J FOR TRAVIS COUNTY, TEXAS, EFFECTIVE DATE JANUARY 6, 2016.
3. THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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DEVELOPER: WILLIAM LYON HOMES  
DRAWN/DESIGNED BY: ERUSIP  
ENT/PROJECT MANAGER: JUJP  
SR. PROJECT MANAGER: PM  
PROJECT #: WLH-18001  
CASE #: CASE#

**COVER SHEET**  
1  
OF 9  
C8J-2018-0213



## PRELIMINARY PLAN NOTES:

- THE SUBJECT PROPERTY IS LOCATED IN TRAVIS COUNTY, WITHIN THE CITY OF AUSTIN 2 MILE ETJ. THIS DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLAT.
- PUBLIC SIDEWALK BUILT TO CITY OF AUSTIN STANDARDS IS REQUIRED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALK(S) MAY RESULT IN THE WITHHOLDING OF A CERTIFICATE OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. VERIFICATION LETTER THAT SIDEWALKS MEET ADA REQUIREMENTS WILL BE REQUIRED.
- \*AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT
- FISCAL REQUIREMENTS:  
FISCAL SURETY SHALL NOT BE REQUIRED UNTIL FINAL PLAT APPROVAL. FISCAL SURETY SHALL BE PROVIDED FOR THE SUBDIVISION IMPROVEMENTS, INCLUDING:  
PUBLIC OR PRIVATE STREETS, SIDEWALKS, DRAINAGE AND STORMWATER QUALITY FACILITIES, AND EROSION CONTROL DEVICES.
- DRAINAGE EASEMENTS:  
DRAINAGE EASEMENTS 15 FEET IN WIDTH ARE REQUIRED FOR ENCLOSED STORM SEWERS. EASEMENTS FOR OPEN CHANNELS SHALL BE A MINIMUM OF 25 FEET WIDE.
- THE 100-YEAR & 500-YR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48452C06A0X, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FEET ABOVE THE ELEVATION OF THE 100-YEAR AND/OR THE 500-YR FLOODPLAIN AS SHOWN ON THE LOTS ADJACENT TO THE FLOODPLAIN.
- OPEN SPACE EASEMENTS AND DRAINAGE/WATER QUALITY EASEMENTS AND LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR SUCCESSOR IN TITLE. PUBLIC UTILITY EASEMENTS WILL BE FURTHER DEFINED ON THE FINAL PLAT. THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT.
- EROSION CONTROLS FOR SINGLE FAMILY: IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER/BUILDER TO INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL (SILT FENCE) DOWNHILL OF ALL DISTURBED AREAS DURING THE PERIOD OF HOUSE CONSTRUCTION.
- ENGINEER'S CERTIFICATION:  
THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I PREPARED THIS PRELIMINARY PLAN AND ACCOMPANYING REPORT, THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF.
- PAULO MISI, P.E. # 10617
- UTILITY SYSTEM:  
NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO THE CITY OF AUSTIN WATER SUPPLY AND CITY OF AUSTIN WASTEWATER SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY SYSTEM CONSTRUCTION MUST BE INSPECTED BY THE CITY. THE LANDOWNER MUST PAY THE ASSOCIATED CITY INSPECTION FEES.
- ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
- WATER SERVICE WILL BE PROVIDED BY CITY OF AUSTIN.
- WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF AUSTIN.
- NATURAL GAS SERVICE WILL BE PROVIDED BY CENTERPOINT ENERGY.
- PHONE SERVICE WILL BE PROVIDED BY AT&T.
- NO SUBDIVISION WITHIN THE LIMITS OF THIS PRELIMINARY PLAN MAY BE PLATTED UNTIL NECESSARY OFF-SITE INFRASTRUCTURE IS ALREADY PERMITTED FOR CONSTRUCTION OR FISCAL SURETY IS POSTED AT THE TIME OF SUBDIVISION FINAL PLATTING FOR ALL NECESSARY OFF-SITE INFRASTRUCTURE IMPROVEMENTS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- MAINTENANCE OF THE WATER QUALITY CONTROLS SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.
- APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATION HAS BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY. IF, DURING THE DEVELOPMENT OF THE FINAL PLAT, CONSTRUCTION DOCUMENTS, OR SITE PLAN, IT IS DETERMINED THAT THE PROJECT DOES NOT MEET THE FINDINGS OF FACT DOCUMENTED FOR THE ADMINISTRATIVE VARIANCES ISSUED WITH THIS PRELIMINARY PLAN, THEN IT WILL BE THE RESPONSIBILITY OF THE OWNER TO REQUEST NEW VARIANCES FOR CITY OR COUNTY APPROVAL.
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN OR TRAVIS COUNTY STANDARDS.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL THE ASSOCIATED STORMWATER QUALITY AND DETENTION CONTROL FACILITIES HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN AND/OR TRAVIS COUNTY.
- WITH THE EXCEPTION OF THE FOLLOWING LOTS ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY USE:

  - LOTS 1, 11, 17 - BLOCK 1   LOT 21 - BLOCK 2   LOT 46 - BLOCK 3   LOT 31 - BLOCK 4   LOT 36 - BLOCK 5   LOT 18 - BLOCK 6   LOT 29 - BLOCK 7
  - LOT 33 - BLOCK 9   LOT 25 - BLOCK 10   LOT 31 - BLOCK 13   LOT 23 - BLOCK 14   LOT 25 - BLOCK 15   LOT 21 - BLOCK 16   LOTS 1, 2, 24, 25 - BLOCK 17
  - LOTS 4, 5, 32, 56, 57, 58 - BLOCK 18   LOT 18 - BLOCK 19   LOT 25 - BLOCK 20   LOT 39 - BLOCK 21   LOT 13 - BLOCK 22   LOT 17, 27, 57, 58 - BLOCK 23
  - LOT 28 - BLOCK 24   LOT 27 - BLOCK 25   LOT 1, 4, 5, 6, 7, 25, 44, 54, 55 - BLOCK 26   LOTS 22 - BLOCK 27   LOT 1 - BLOCK 28   LOT 31 - BLOCK 29   LOTS 21, 32 - BLOCK 30
  - LOT 25 - BLOCK 31   LOT 33 - BLOCK 32   LOT 22 - BLOCK 33   LOT 17 - BLOCK 34   LOT 24 - BLOCK 25   LOT 22 - BLOCK 36   LOT 13 - BLOCK 37
  - LOT 17 - BLOCK 39   LOTS 1, 31 - BLOCK 40   LOTS 1 - BLOCK 41   LOTS 15, 30 - BLOCK 42   LOT 25 - BLOCK 43   LOT 33 - BLOCK 44   LOTS 1, 5, 6, 7, 26, 39, 52, 86, 87, 88, 102 - BLOCK 45
  - LOT 24 - BLOCK 46   LOT 24 - BLOCK 47   LOT 22 - BLOCK 48   LOTS 27, 45 - BLOCK 51   LOT 42 - BLOCK 52   LOTS 29, 30 - BLOCK 53

- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
- ALL PROPOSED STREETS ARE TO BE PUBLIC. ALL PROPOSED JOINT USE ACCESS DRIVEWAYS ARE TO BE PRIVATE.
- TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH SINGLE FAMILY DWELLING UNIT.
- SLOPES IN EXCESS OF 15% EXIST ON THE LOTS LISTED BELOW. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.

  - LOT 46 - BLOCK 3   LOT 31 - BLOCK 4   LOT 25 - BLOCK 17   LOTS 4, 57, 58 - BLOCK 18   LOT 13 - BLOCK 22   LOTS 6, 43, 53 - BLOCK 26   LOT 13 - BLOCK 37
  - LOTS 6, 26, 33, 34, 35, 36, 37, 38, 39, 86, 87, 88 - BLOCK 45

- A HOMEOWNER'S ASSOCIATION WILL BE CREATED FOR THE SINGLE FAMILY AND OPEN SPACE LOTS INCLUDED IN THIS PRELIMINARY PLAN.
- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OWNERSHIP, MAINTENANCE, AND PAYMENT OF TAXES FOR THE FOLLOWING LOTS:

  - LOTS 1, 11, 17 - BLOCK 1   LOT 21 - BLOCK 2   LOT 46 - BLOCK 3   LOT 31 - BLOCK 4   LOT 36 - BLOCK 5   LOT 18 - BLOCK 6   LOTS 1, 2, 25 - BLOCK 17
  - LOTS 4, 5, 32, 56, 57, 58 - BLOCK 18   LOT 13 - BLOCK 22   LOT 17, 27, 57 - BLOCK 23   LOT 1, 5, 6, 7, 24, 43, 53, 54 - BLOCK 26   LOT 1 - BLOCK 28   LOT 21 - BLOCK 30
  - LOT 33 - BLOCK 32   LOT 17 - BLOCK 34   LOT 13 - BLOCK 37   LOT 1 - BLOCK 40   LOTS 1 - BLOCK 41   LOT 15 - BLOCK 42   LOTS 1, 5, 6, 7, 26, 39, 86, 87, 88, 102 - BLOCK 45
  - LOTS 27, 45 - BLOCK 51

- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OWNERSHIP, MAINTENANCE, AND PAYMENT OF TAXES FOR ALL 34 OF THE JOINT USE ACCESS EASEMENT LOTS SHOW IN TABLE 2 ON THIS PAGE.
- ALL DETENTION AND WATER QUALITY PONDS LOCATED IN DRAINAGE / WATER QUALITY LOTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. A POND MAINTENANCE AGREEMENT SHALL BE EXECUTED AND RECORDED PRIOR TO APPROVAL OF THE FIRST FINAL PLAT OUT OF THIS PRELIMINARY PLAN.
- EXISTING EASEMENTS UNDER RIGHT OF WAY MUST BE VACATED PRIOR TO FINAL PLAT APPROVAL.
- ALL RIGHT-OF-WAY RETURNS ARE 25' AND CUL-DE-SAC/KNUCKLE THROAT RADII ARE 25' UNLESS OTHERWISE NOTED.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 8,000 SQUARE FEET PURSUANT TO TITLE 30-5-211.
- WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO TITLE 30-5 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY TITLE 30-5-211 AND TITLE 30-5-213 THEREOF.
- ALL CORNER LOTS TO BE A MINIMUM OF 4,500 SQUARE FEET.
- IN ACCORDANCE WITH TITLE 30-301, INDIVIDUAL DRIVEWAYS FOR SINGLE FAMILY LOTS SHALL NOT BE CONSTRUCTED ON SLOPES GREATER THAN 15%.
- IF RESIDENTIAL BUILDING PERMITS FROM THE CITY OF AUSTIN ARE REQUIRED FOR DEVELOPMENT IN THIS SUBDIVISION, THE REQUIREMENT OF ORDINANCE NO. 030410-12 MAY BE APPLICABLE (DEVELOPMENT NEAR A HAZARDOUS PIPELINE).
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS AREA REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION, AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

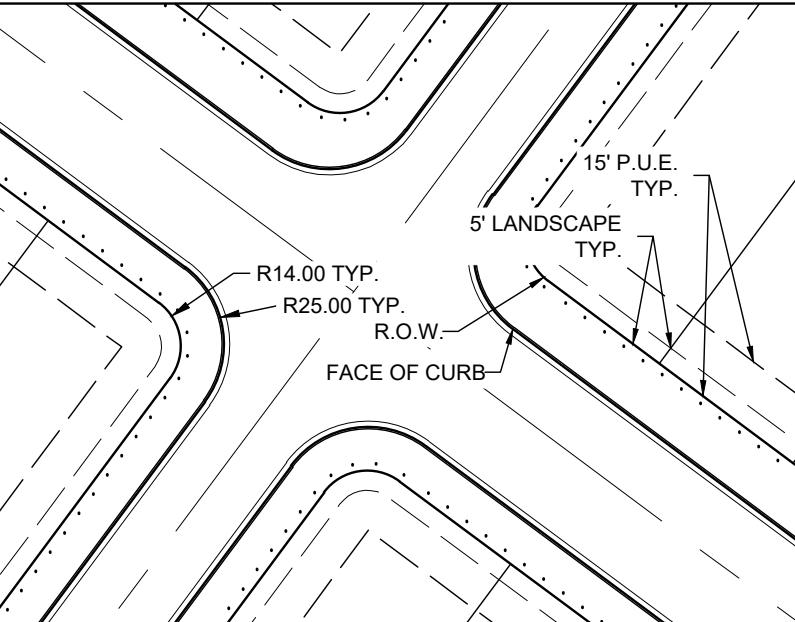
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS, AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATION COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
- SLOPE EASEMENT DEDICATION WILL BE REQUIRED FOR FILL/CUT SLOPES SUPPORTING ROADWAYS, WHICH EXTEND BEYOND THE RIGHT-OF-WAY.
- A SETBACK SHALL BE PROVIDED FOR DETENTION, RETENTION, AND WATER QUALITY FACILITIES FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL DEVELOPMENT. NO SUCH FACILITY SHALL BE LOCATED WITHIN 15 FEET OF A RESIDENTIAL STRUCTURE.
- ACCESS TO THE FOLLOWING LOTS SHALL BE PROHIBITED FROM AXEL JOHANSON DRIVE RIGHT-OF-WAY: BLOCK 41 LOT 11, BLOCK 41 LOT 12, AND BLOCK 41 LOT 13. ACCESS TO THE CORNER LOTS, SHOWN IN TABLE 5, WILL LISTED ON THE FINAL PLAT.
- ALL RESIDENTIAL SINGLE FAMILY LOTS IN THIS SUBDIVISION MUST COMPLY WITH CHAPTER 30-2-232 OF THE AUSTIN CITY CODE FOR SMALL LOTS EXCEPT FOR THOSE SHOWN IN TABLE 4 ON THIS SHEET.
- A 15 FOOT PUBLIC UTILITY EASEMENT IS PROVIDED ALONG ALL RIGHT-OF-WAY UNLESS OTHERWISE NOTED, OF WHICH THE FIRST 5 FEET IS A LANDSCAPE EASEMENT.
- PARKLAND REQUIREMENTS SHALL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.

## GENERAL NOTES:

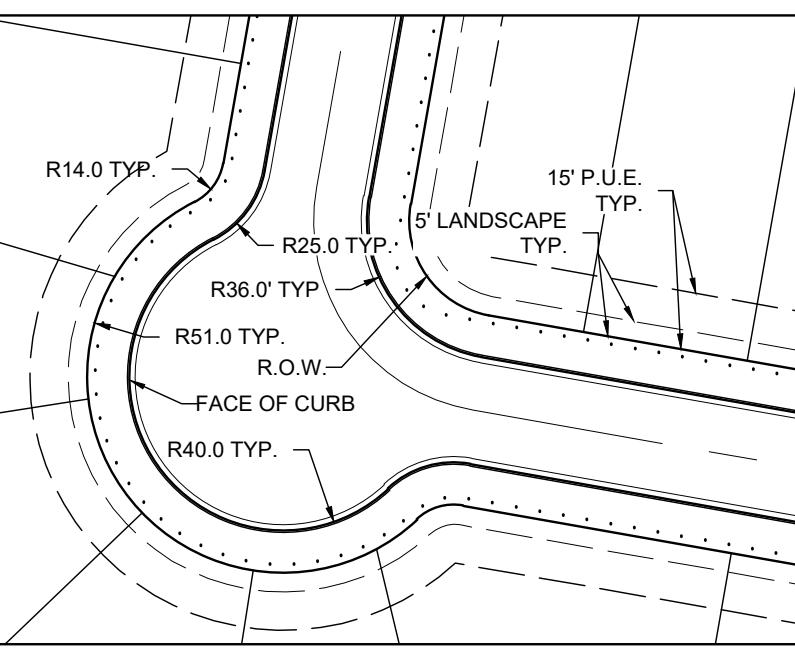
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN AND TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- ALL DRAINAGE FACILITIES: HEADWALLS, OPEN CHANNELS, STORM SEWERS, AREA INLETS, DETENTION/RETENTION PONDS, WATER QUALITY CONTROLS, ETC. WILL BE LOCATED WITHIN DRAINAGE EASEMENTS AND COMPLY WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.
- OTHER THAN APPROVED LOCATIONS WITH DETENTION STACKED OVER WATER QUALITY, THE WATER QUALITY PONDS WILL BE CONSTRUCTED NOT TO BE INUNDATED BY THE 100 YEAR STORM FLOW.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- WITHIN A SIGHT DISTANCE EASEMENT, ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONER'S COURT AT OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNBLOCKED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY, CITY OF AUSTIN OR OTHER RESPONSIBLE ENTITY FOR INSPECTION AND MAINTENANCE OF SAID EASEMENT.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- A TRAIL CONNECTION FROM THIS PROPOSED SUBDIVISION TO THE DEL VALLE HIGH SCHOOL WILL BE PROVIDED AT THE DISCRETION OF THE DISD. IF THE DISD DEEMS THE TRAIL CONNECTION UNDESIRABLE AT THE TIME OF FINAL PLAT, THE CONNECTION WILL BE REMOVED FROM THE PLANS.
- CURB INLET PLACEMENTS SHALL COMPLY WITH MINIMUM 10 FT REQUIREMENT BETWEEN THE INLET OPENING AND THE EDGE OF THE CURB RETURN, CURB INLET TRANSITION LENGTH, AND DRIVEWAY WIDTHS FOR EACH LOT. THIS CONSIDERATION IS OF PARTICULAR IMPORTANCE FOR LOTS THAT ARE LOCATED NEAR CURB RETURNS AND CUL-DE-SACS.

**TABLE 1:  
J.U.A.E.S.**

J.U.A.E. #	BLOCK	LOT
1	27	22
2	29	31
3	30	32
4	42	30
5	31	25
6	43	25
7	52	42
8	53	29
9	53	30
10	32	33
11	33	22
12	44	33
13	45	52
14	39	17
15	40	31
16	23	56
17	24	28
18	25	27
19	13	31
20	17	24
21	7	29
22	9	33
23	14	23
24	19	18
25	10	25
26	15	25
27	20	25
28	35	24
29	36	22
30	46	24
31	47	24
32	48	22
33	16	21
34	21	39



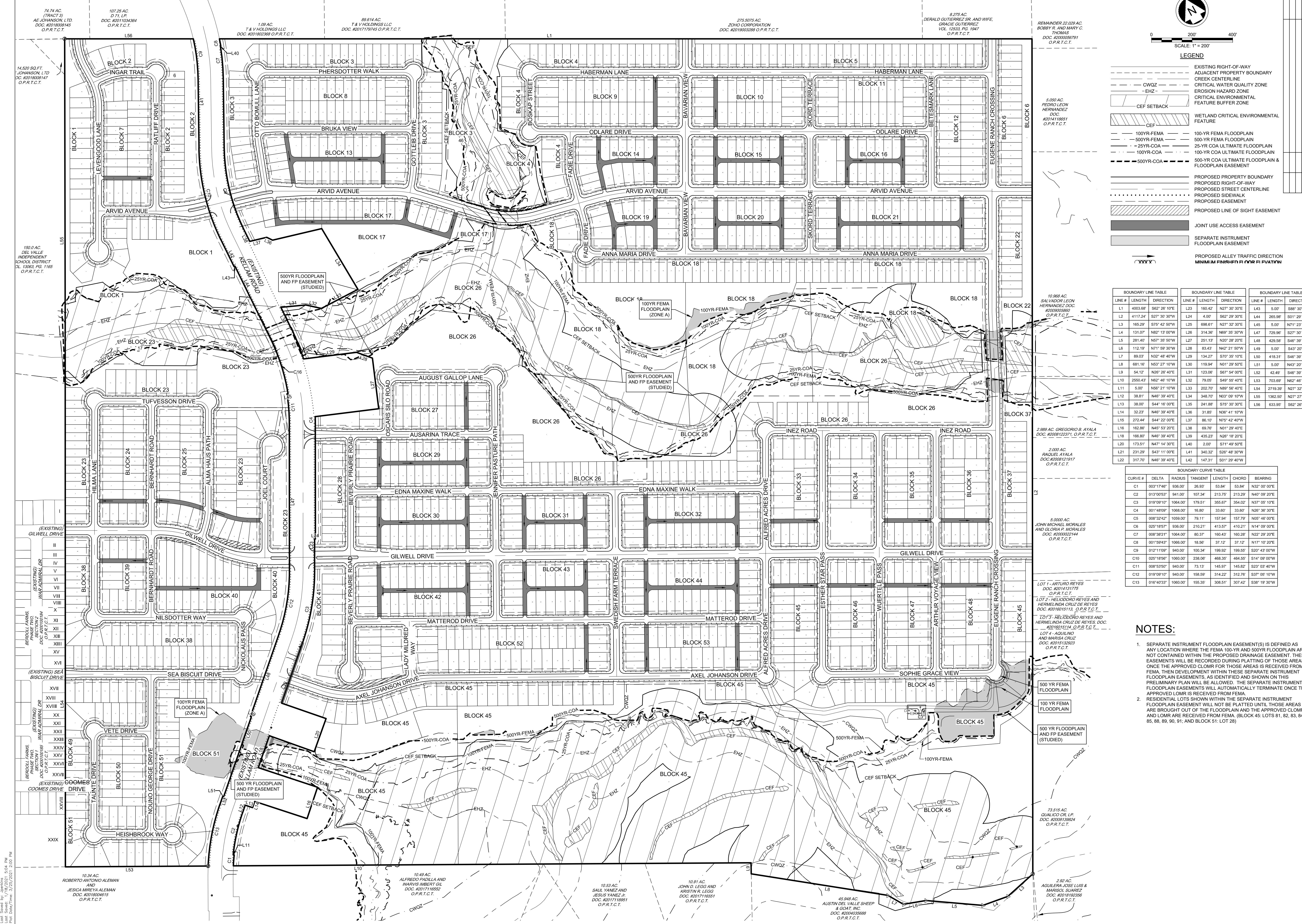
**TYPICAL STREET INTERSECTION DETAIL  
SCALE: 1" = 50'**



**TYPICAL KNUCKLE DETAIL  
SCALE: 1" = 50'**

**TABLE 2: STREET TABLE**

STREET NAME	STREET LENGTH	R.O.W. WIDTH	PAVEMENT WIDTH	CROSS SECTION	SIDEWALK	CLASSIFICATION	DESIGN SPEED
GILWELL DRIVE	4887.8	VARIABLE	VARIABLE	6' & 10'		RESIDENTIAL COLLECTOR	35 MPH
BERNHARDT ROAD	1066.6	50'	28' F-F	2 LANE, C & G	4' BOTH SIDES	LOCAL	30 MPH
SEA BISCUIT DRIVE	868.3	50'	28' F-F	2 LANE, C & G	4' BOTH SIDES	LOCAL	30 MPH
NICKOLAUS PASS	263.2	50'	28' F-F	2 LANE, C & G	4' BOTH SIDES	LOCAL	30 MPH
NILSDOTTER WAY	717.4	50'	28' F-F	2 LANE, C & G	4' BOTH SIDES	LOCAL	30 MPH
HILMA LANE	1049.9	50'	28' F-F	2 LANE, C & G	4' BOTH SIDES	LOCAL	30 MPH
TUFVESSON DRIVE	543.3	50'	28' F-F	2 LANE, C & G	4' BOTH SIDES	LOCAL	30 MPH
ALMA HAUS PATH	681.0	50'	28' F-F	2 LANE, C & G			



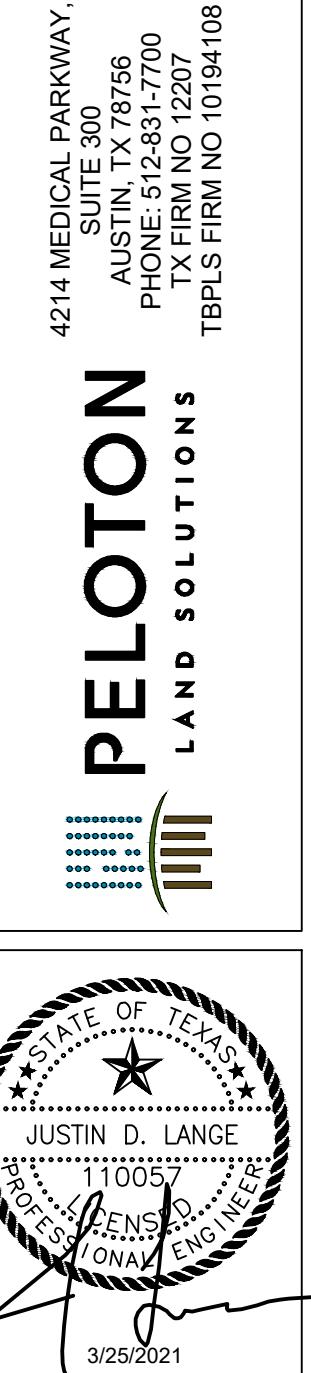
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DEVELOPER: WILLIAM LYON HOMES  
DRAWN/DESIGNED BY: ERUSIP  
EIR/PROJECT MANAGER: JULIP  
SR. PROJECT MANAGER: PM  
PROJECT #: WLI-18001  
CASE #: CASE#

SHEET  
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OF 9  
C8J-2018-0213

## PRELIMINARY PLAN OVERALL

### LONGVIEW SUBDIVISION - PRELIMINARY PLAN AUSTIN, TRAVIS COUNTY, TEXAS



4214 MEDICAL PARKWAY,  
SUITE 300  
AUSTIN, TX 78756  
PHONE: 512-381-7700  
FAX: 512-381-7701  
TPLS FIRM NO 12304108  
TPLS FIRM NO 10194108

PELTON  
LAND SOLUTIONS

5 of 12



0  
200'  
400'  
SCALE: 1" = 200'

LEGEND

- EXISTING RIGHT-OF-WAY
- ADJACENT PROPERTY BOUNDARY
- CREEK CENTERLINE
- CRITICAL WATER QUALITY ZONE
- EROSION HAZARD ZONE
- CRITICAL ENVIRONMENTAL FEATURE
- BUFFER ZONE
- WETLAND CRITICAL ENVIRONMENTAL FEATURE
- CEP
- 100YR-FEMA
- 500YR-FEMA
- 25YR-COA
- 100YR-COA
- 500YR-COA
- 100YR-FEMA FLOODPLAIN
- 500YR-FEMA FLOODPLAIN
- 25-YR COA ULTIMATE FLOODPLAIN
- 100-YR COA ULTIMATE FLOODPLAIN
- 500-YR COA ULTIMATE FLOODPLAIN & FLOODPLAIN EASEMENT
- PROPOSED PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED STREET CENTERLINE
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- PROPOSED LINE OF SIGHT EASEMENT
- JOINT USE ACCESS EASEMENT
- SEPARATE INSTRUMENT FLOODPLAIN EASEMENT
- PROPOSED ALLEY TRAFFIC DIRECTION
- MINIMUM FINISHED PROFILE ELEVATION

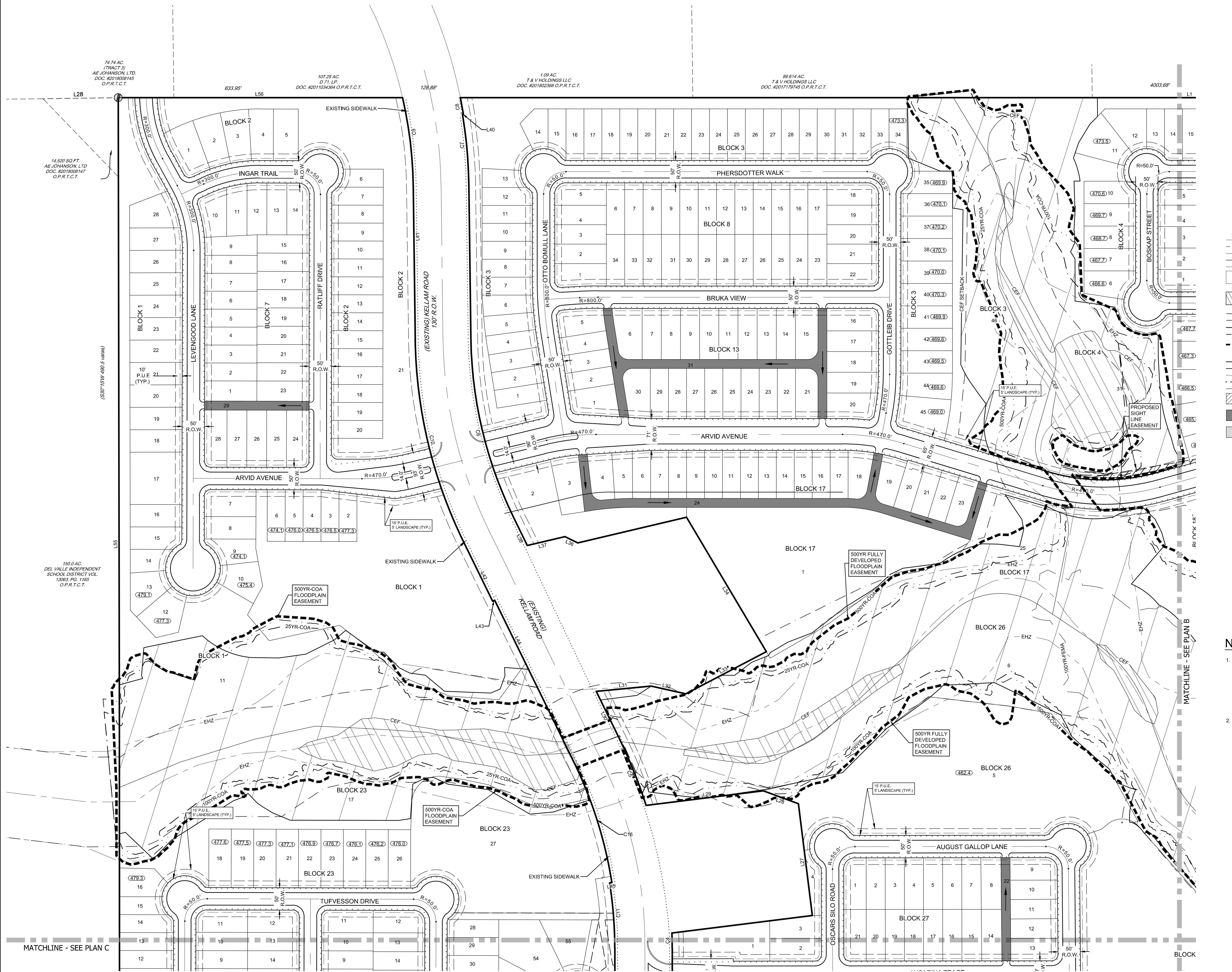
NO. DATE REVISION APPROVAL

STATE OF TEXAS  
JUSTIN D. LANCE  
LAND SURVEYOR  
ENGINEER  
3/25/2021

BOUNDARY LINE TABLE		BOUNDARY LINE TABLE		BOUNDARY LINE TABLE	
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	4003.88	S82° 26' 10"E	L23	160.42	N27° 39' 30"E
L2	4117.24	S82° 30' 30"W	L24	4.00	S82° 29' 30"E
L3	165.29	S75° 42' 50"W	L25	698.61	N27° 32' 20"W
L4	131.07	N82° 13' 00"W	L26	314.36	N69° 35' 30"W
L5	281.40	N57° 35' 50"W	L27	251.13	N20° 28' 20"E
L6	112.16	N71° 59' 30"W	L28	83.43	N42° 21' 50"W
L7	89.93	N32° 48' 40"W	L29	134.27	S70° 35' 10"E
L8	681.16	N53° 27' 10"W	L30	119.94	N43° 20' 20"W
L9	54.12	N26° 26' 40"E	L31	123.06	S67° 54' 00"E
L10	2550.43	N62° 46' 10"W	L32	79.05	S49° 55' 40"E
L11	5.09	N56° 21' 10"W	L33	202.70	N89° 56' 40"E
L12	38.81	N48° 39' 40"E	L34	348.70	N03° 09' 10"W
L13	38.00	S44° 16' 00"E	L35	1362.50	N27° 27' 20"E
L14	32.23	N46° 39' 40"E	L36	31.85	N36° 41' 10"W
L15	272.44	S44° 22' 00"E	L37	86.10	N75° 42' 40"W
L16	162.86	N45° 53' 20"S	L38	69.76	N01° 29' 40"E
L18	166.80	N48° 39' 40"E	L39	435.23	S26° 18' 20"E
L20	173.51	N47° 16' 30"E	L40	2.00	S71° 49' 50"E
L21	231.29	S43° 11' 00"E	L41	340.32	S26° 48' 30"W
L22	317.70	N46° 39' 40"E	L42	147.31	S01° 29' 40"W

BOUNDARY CURVE TABLE					
CURVE #	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	003°17'46"	936.00	26.93	53.84	N32° 00' 00"E
C2	013°09'53"	941.00	107.34	213.75	213.29 N40° 09' 20"E
C3	019°09'10"	1064.00	179.51	355.67	354.02 N37° 05' 10"E
C4	001°08'09"	1068.00	16.80	33.80	33.80 N26° 36' 30"E
C5	008°32'42"	1059.00	79.11	157.94	157.79 N05° 46' 00"E
C6	028°18'57"	936.00	210.21	413.57	410.21 N14° 09' 00"E
C7	008°39'21"	1064.00	80.37	160.43	160.28 N22° 29' 20"E
C8	001°59'43"	1066.00	18.56	37.12	37.12 N17° 10' 20"E
C9	012°11'09"	940.00	100.34	199.92	199.92 S20° 43' 00"W
C10	028°18'56"	1060.00	238.06	468.35	464.55 S14° 09' 00"W
C11	008°35'50"	940.00	73.13	145.97	145.82 S23° 03' 40"W
C12	019°09'10"	940.00	159.55	314.22	312.76 S37° 05' 10"W
C13	016°40'33"	1069.00	155.35	308.51	307.42 S38° 19' 30"W

DEVELOPER: WILLIAM LYON HOMES®  
DRAWN/DESIGNED BY: ERUSIP  
EIR/PROJECT MANAGER: JULIP  
SR. PROJECT MANAGER: PM  
PROJECT #: WLI-18001  
CASE #: CASE#



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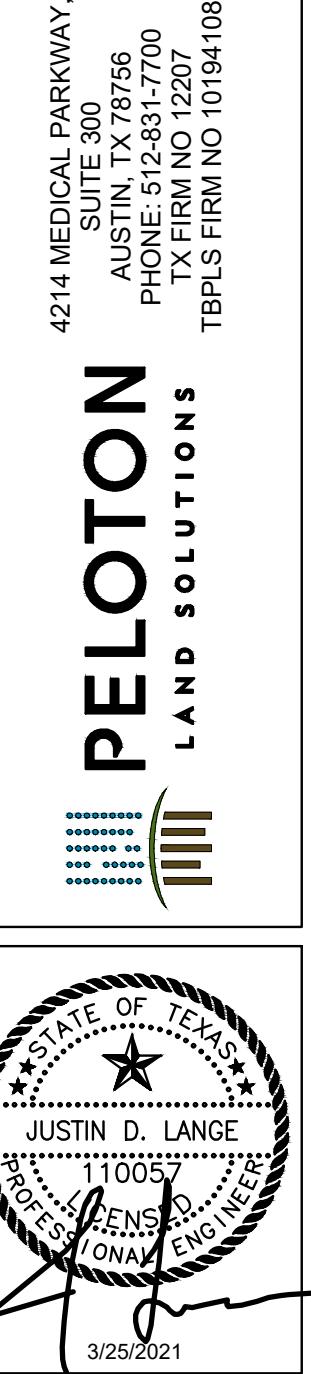
DEVELOPER: WILLIAM LYON HOMES  
DRAWN/DESIGNED BY: ERUSIP  
EIR/PROJECT MANAGER: JUJIP  
SR. PROJECT MANAGER: PM  
PROJECT #: WLU-18001  
CASE #: CASE#

**SHEET**

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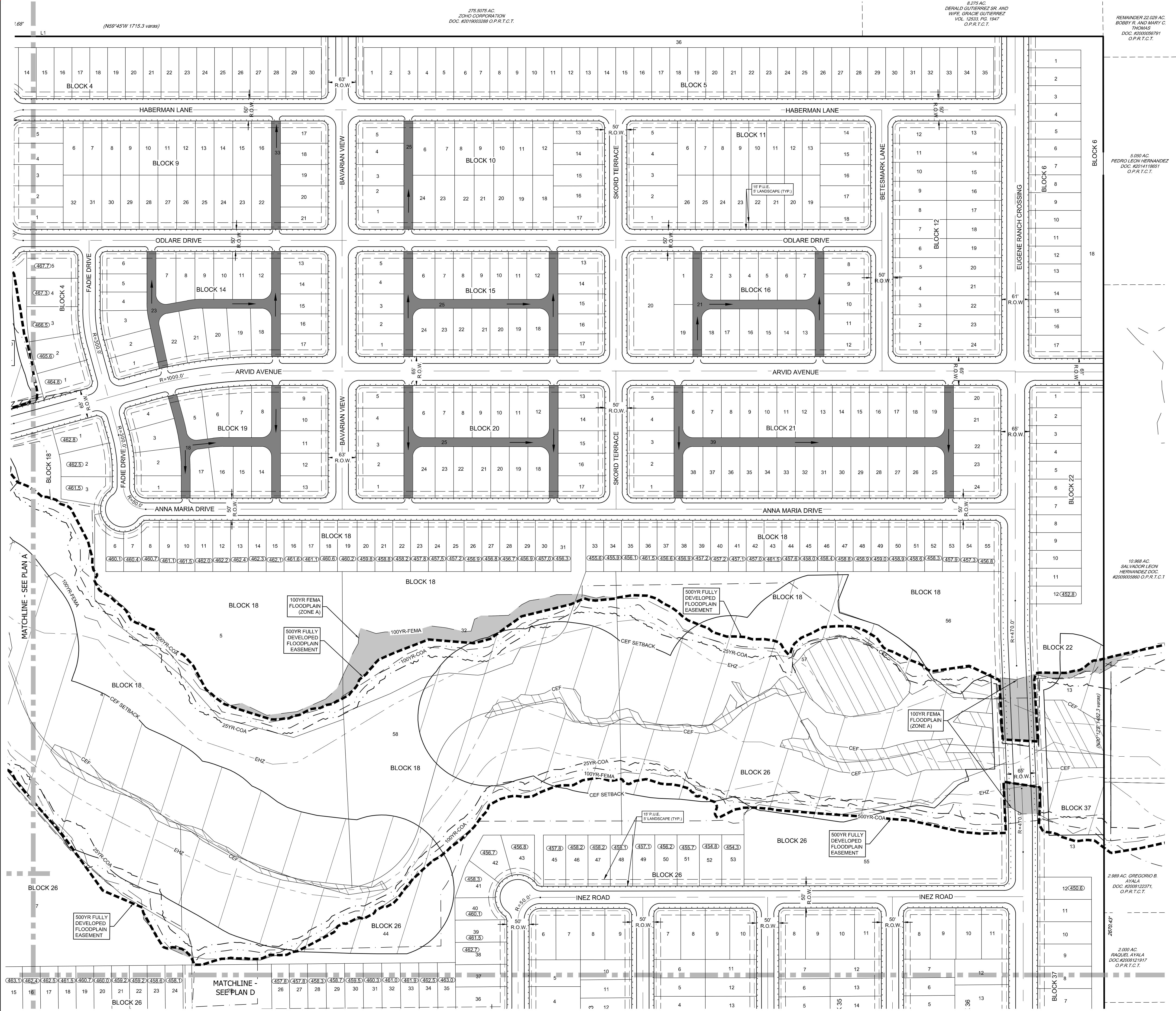
**C8J-2018-0213**



**PRELIMINARY PLAN A**

**LONGVIEW SUBDIVISION - PRELIMINARY PLAN**  
AUSTIN, TRAVIS COUNTY, TEXAS

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## PRELIMINARY PLAN B

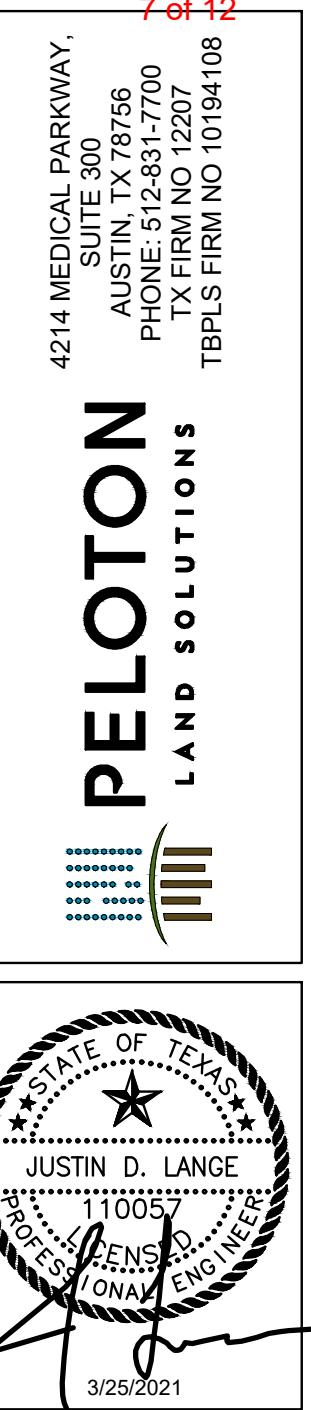
### LONGVIEW SUBDIVISION - PRELIMINARY PLAN

#### AUSTIN, TRAVIS COUNTY, TEXAS

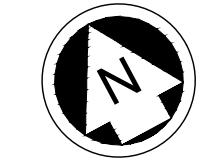
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DEVELOPER: WILLIAM LYON HOMES  
DRAWN/DESIGNED BY: ERUSIP  
EIT/PROJECT MANAGER: JUJIP  
SR. PROJECT MANAGER: PM  
PROJECT #: WLI-18001  
CASE #: CASE#

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OF 9

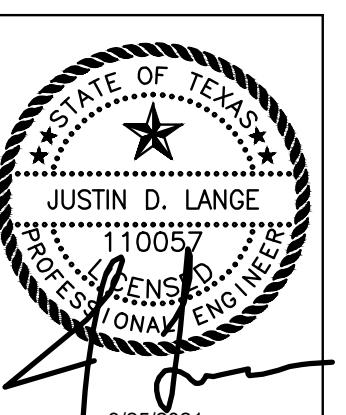


Drawing: C:\Chiles Consulting\Chiles Consulting, LLC\Chiles - Peloton\WLH18001\_Longview\Master Dev\Civil\CAD\Preliminary Plan\WLH.18001-C-SITE  
Last Saved by: jperkins



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W DRAFT PRELIMINARY PLAN  
44214 MEDICAL PARKWAY,  
SUITE 300  
AUSTIN, TX 78756  
PHONE: 512-831-7700  
TX FIRM NO 12207  
TBPLS FIRM NO 10194108



# PRELIMINARY PLAN C

# LONGVIEW SUBDIVISION - PRELIMINARY PLAN AUSTIN, TRAVIS COUNTY, TEXAS

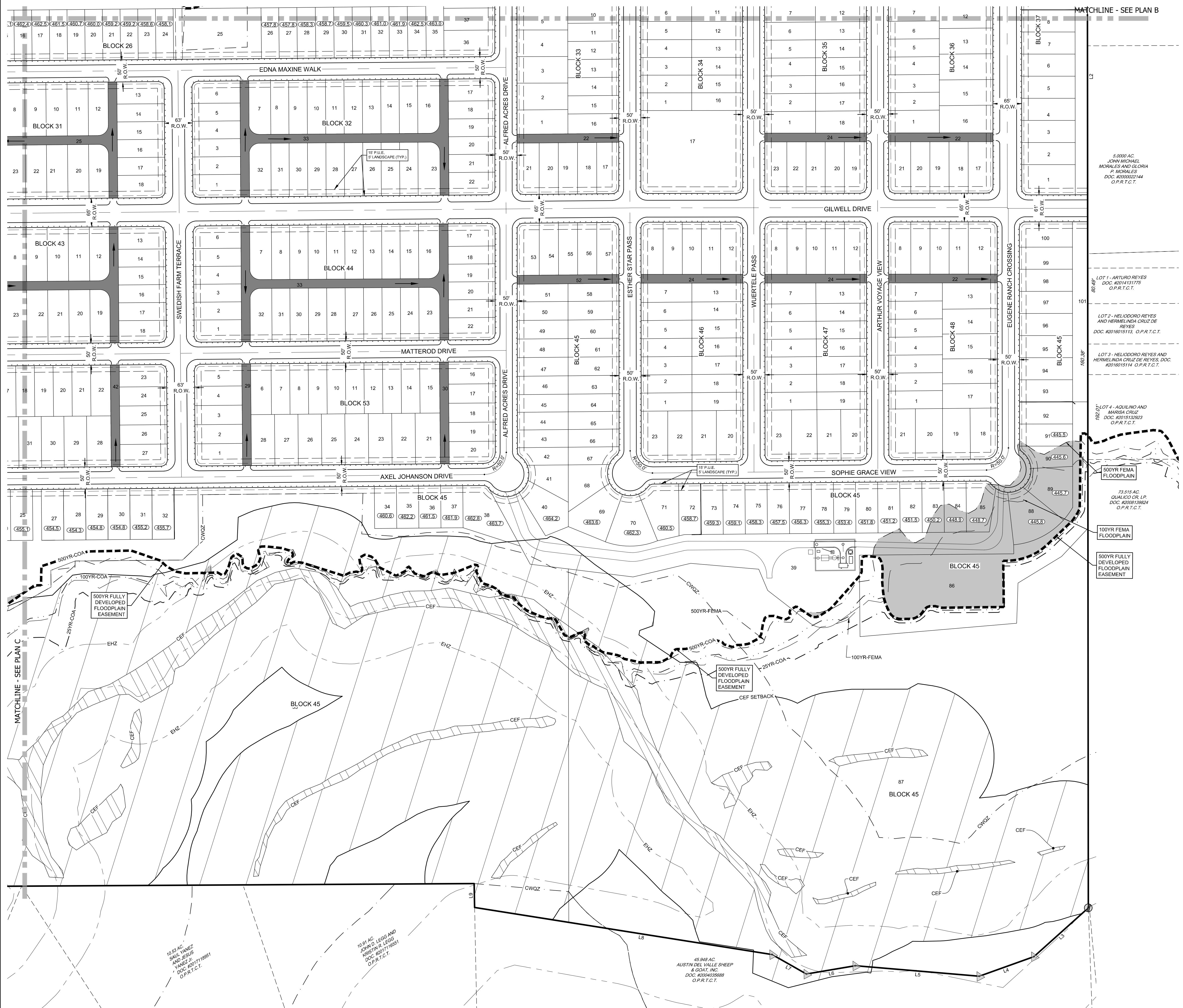


BERDOLL FARMS SUBDIVISION					
	NAME	RECORDING INFO.	LOT-BLOCK	PHASE	SECTION
	DALVIN HILL	DOC. 2015125084	27-K	TWO	2
	JAIME RODRIGUEZ	DOC. 2003220711	15-L	TWO	2
I	DANIEL GARCIA	DOC. 2017124309	14-L	TWO	2
V	JORGE LOPEZ	DOC. 2003257279	13-L	TWO	2
	TONY MALDONADO	DOC. 2003277859	12-L	TWO	2
I	RAMON & CLAUDIA ALEMAN	DOC. 2008146113	11-L	TWO	2
I	SABRINA KRIX	DOC. 2017177618	10-L	TWO	2
II	ERIK CANTU & ISABEL CAMPOS	DOC. 2018025213	9-L	TWO	2
II	HORTENSIA VILLEGAS	DOC. 2018066713	8-L	TWO	2
	FRANCISCO LOPEZ & MARIA CASTRO	DOC. 2005034537	7-L	TWO	2
I	EDER VAZQUEZ GARCIA	DOC. 2017018767	6-L	TWO	2
I	HOANGTHUY TRAN & MINH TRAN	DOC. 2013139424	5-L	TWO	2
II	ROBERT SEPEDA Jr.	DOC. 2015065123	4-L	TWO	2
V	SCOTT QUEEN	DOC. 2004058265	3-L	TWO	2
V	ESMERALDA ARZOLA	DOC. 2010095628	2-L	TWO	2
V/I	JOE & MARY HERRERA	DOC. 2004015965	1-L	TWO	2
V/II	REESE YONKIN & ASHLEY GANN	DOC. 2010154272	11-E	TWO	2
III	ERNESTO & ROSA LEYVA	DOC. 2016102379	10-E	TWO	2
X	FERNANDO CAMPOS	DOC. 2003193603	9-E	TWO	1
K	CLAUDIA ISLAS	DOC. 2014184428	8-E	TWO	1
KI	BIOLA & EDWARD VILLASANA	DOC. 2010087622	7-E	TWO	1
KII	MARK WINKLEMAN	DOC. 2017194214	6-E	TWO	1
KIII	MARY LOPEZ	DOC. 2008150824	5-E	TWO	1
IV	OGUER BENITEZ-MILLAN & REBECA SANCHEZ-SALGADO	DOC. 2012102969	4-E	TWO	1
V	OFELIA & EFRIAN MEDRANO	DOC. 2014040968	3-E	TWO	1
VI	ADOLF DE LOS SANTOS	DOC. 2003097304	2-E	TWO	1
VII	EVARISTO TINOCO	DOC. 2017129940	1-E	TWO	1
VIII	JUVENAL LANDEROS	DOC. 2016087657	15-B	TWO	1
IX	BERDOLL FARMS AUSTIN	DOC. 2007158516	16-B	TWO	1

## NOTES:

1. SEPARATE INSTRUMENT FLOODPLAIN EASEMENT(S) IS DEFINED AS ANY LOCATION WHERE THE FEMA 100-YR AND 500YR FLOODPLAIN ARE NOT CONTAINED WITHIN THE PROPOSED DRAINAGE EASEMENT. THESE EASEMENTS WILL BE RECORDED DURING PLATTING OF THOSE AREAS. ONCE THE APPROVED CLOMR FOR THOSE AREAS IS RECEIVED FROM FEMA, THEN DEVELOPMENT WITHIN THESE SEPARATE INSTRUMENT FLOODPLAIN EASEMENTS, AS IDENTIFIED AND SHOWN ON THIS PRELIMINARY PLAN WILL BE ALLOWED. THE SEPARATE INSTRUMENT FLOODPLAIN EASEMENTS WILL AUTOMATICALLY TERMINATE ONCE THE APPROVED LOMR IS RECEIVED FROM FEMA.
  2. RESIDENTIAL LOTS SHOWN WITHIN THE SEPARATE INSTRUMENT FLOODPLAIN EASEMENT WILL NOT BE PLATTED UNTIL THOSE AREAS ARE BROUGHT OUT OF THE FLOODPLAIN AND THE APPROVED CLOMR AND LOMR ARE RECEIVED FROM FEMA. (BLOCK 45: LOTS 81, 82, 83, 84, 85, 89, 90, 92, 94; AND BLOCK 51: LOT 29).

FLOODPLAIN EASEMENT WILL NOT BE PLATTED UNTIL THOSE AREAS ARE BROUGHT OUT OF THE FLOODPLAIN AND THE APPROVED CLOMR AND LOMR ARE RECEIVED FROM FEMA. (BLOCK 45: LOTS 81, 82, 83, 84, 85, 86, 88, 90, 91; AND BLOCK 51: LOT 28)



## NOTES:

1. SEPARATE INSTRUMENT FLOODPLAIN EASEMENT(S) IS DEFINED AS ANY LOCATION WHERE THE FEMA 100-YR AND 500-YR FLOODPLAIN ARE NOT CONTAINED WITHIN THE PROPOSED DRAINAGE EASEMENT. THESE EASEMENTS WILL BE RECORDED DURING PLATTING OF THOSE AREAS. ONCE THE APPROVED CLMR FOR THOSE AREAS IS RECEIVED FROM FEMA, THE DEVELOPER WILL RELEASE THE SEPARATE INSTRUMENT FLOODPLAIN EASEMENTS, AS IDENTIFIED AND SHOWN ON THIS PRELIMINARY PLAN WILL BE ALLOWED. THE SEPARATE INSTRUMENT FLOODPLAIN EASEMENTS WILL AUTOMATICALLY TERMINATE ONCE THE APPROVED LOMR IS RECEIVED FROM FEMA.
2. RECORDED FLOODPLAIN EASEMENTS ARE NOT SEPARATE INSTRUMENT FLOODPLAIN EASEMENT WILL NOT BE PLATTED UNTIL THOSE AREAS ARE BROUGHT OUT OF THE FLOODPLAIN AND THE APPROVED CLMR AND LOMR ARE RECEIVED FROM FEMA. (BLOCK 45: LOTS 81, 82, 83, 84, 85, 88, 89, 90, 91; AND BLOCK 51: LOT 28)



DEVELOPER: WILLIAM LYON HOMES  
DRAWN/DESIGNED BY: ERUSIP  
EIR/PROJECT MANAGER: JUJP  
SR. PROJECT MANAGER: PM  
PROJECT #: Wlh-18001  
CASE #: CASEP

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OF 9  
C8J-2018-0213

PRELIMINARY PLAN D  
LONGVIEW SUBDIVISION - PRELIMINARY PLAN  
AUSTIN, TRAVIS COUNTY, TEXAS

4214 MEDICAL PARKWAY  
SUITE 300  
AUSTIN, TX 78756  
PHONE: 512-381-7700  
FAX: 512-381-1200  
TBPLS FIRM NO 10194108

**PELTON**  
LAND SOLUTIONS

STATE OF TEXAS  
JUSTIN D. LANGE  
110057  
S. D. LANGE  
ENGR  
3/25/2021

9 of 12

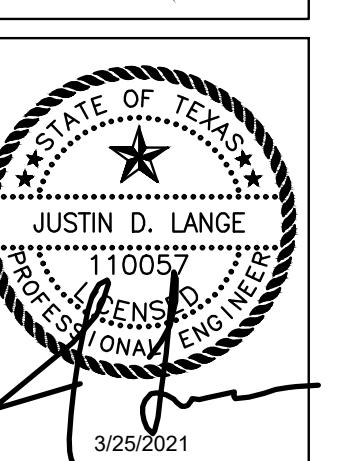
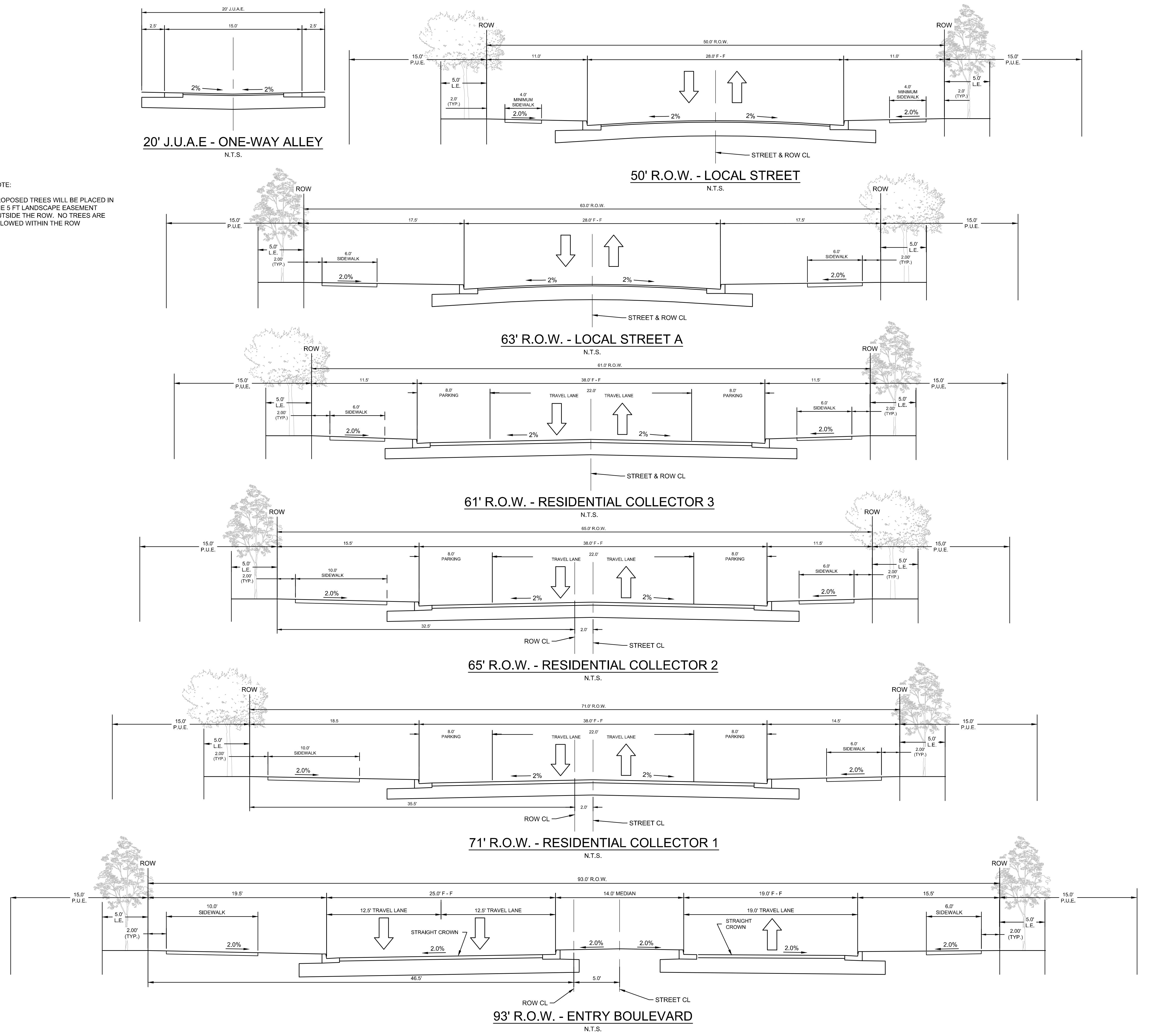
4214 MEDICAL PARKWAY,  
SUITE 300  
AUSTIN, TX 78756  
PHONE: 512-381-7700  
FAX: 512-381-1200  
TBPLS FIRM NO 10194108

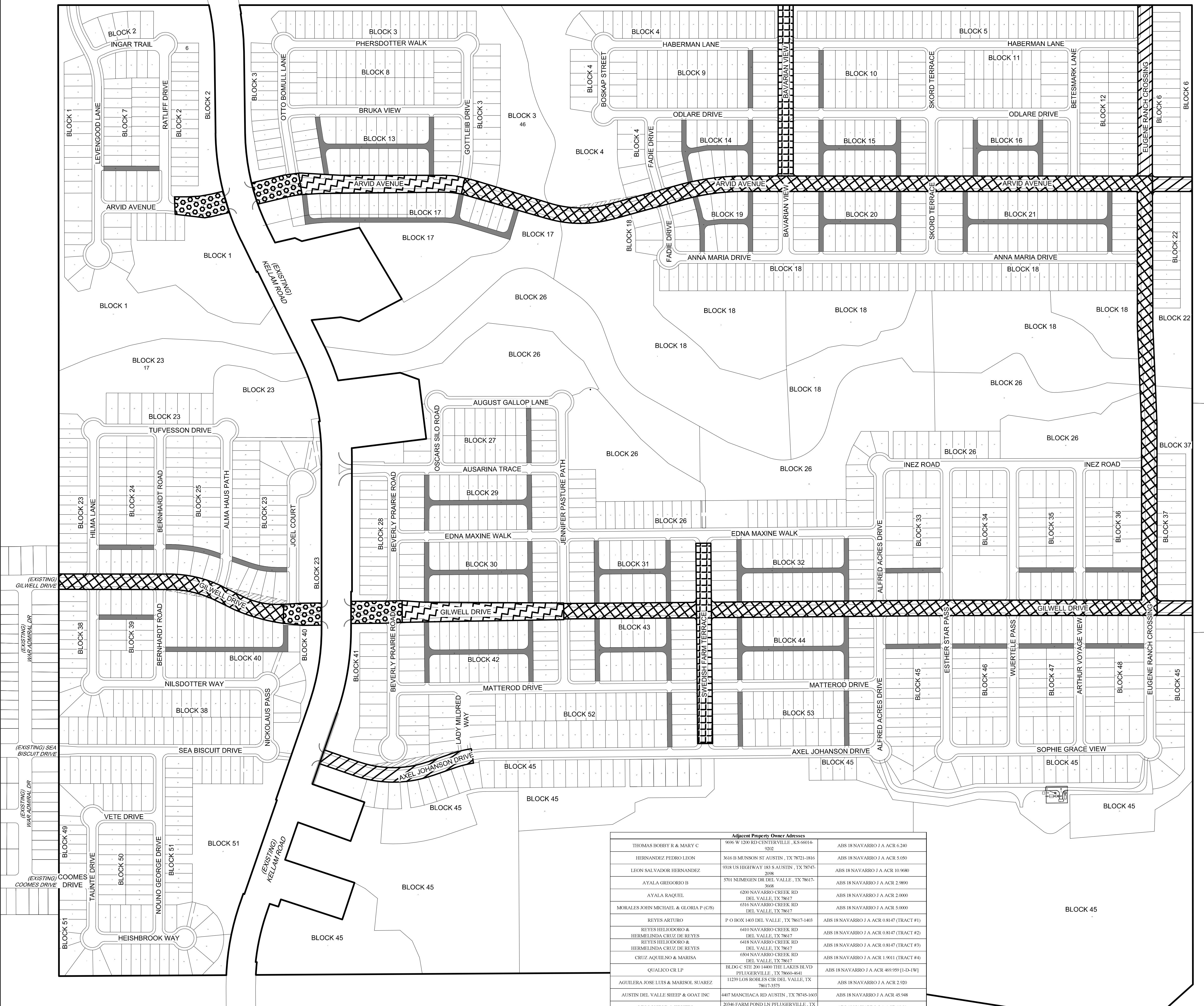
0  
SCALE: 1" = 100'  
200'

LEGEND

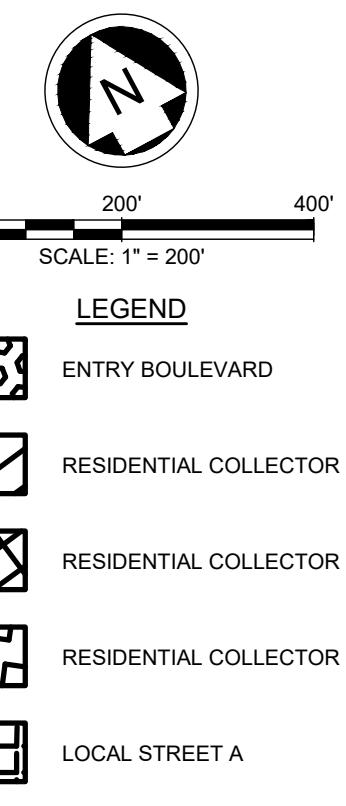
EXISTING RIGHT-OF-WAY  
ADJACENT PROPERTY BOUNDARY  
CREEK CENTERLINE  
CRITICAL WATER QUALITY ZONE  
EROSION HAZARD ZONE  
CRITICAL ENVIRONMENTAL  
FEATURE BUFFER ZONE  
CEF SETBACK  
WETLAND CRITICAL ENVIRONMENTAL  
FEATURE  
100-YR-FEMA  
500-YR-FEMA  
25-YR-COA  
100-YR-COA  
500-YR-COA  
PROPOSED PROPERTY BOUNDARY  
PROPOSED RIGHT-OF-WAY  
PROPOSED STREET CENTERLINE  
PROPOSED SIDEWALK  
PROPOSED EASEMENT  
PROPOSED LINE OF SIGHT EASEMENT  
JOINT USE ACCESS EASEMENT  
SEPARATE INSTRUMENT  
FLOODPLAIN EASEMENT  
PROPOSED ALLEY TRAFFIC DIRECTION  
MINIMUM FINISHED FLOOR ELEVATION

NO. DATE  
REVISION  
APPROVAL

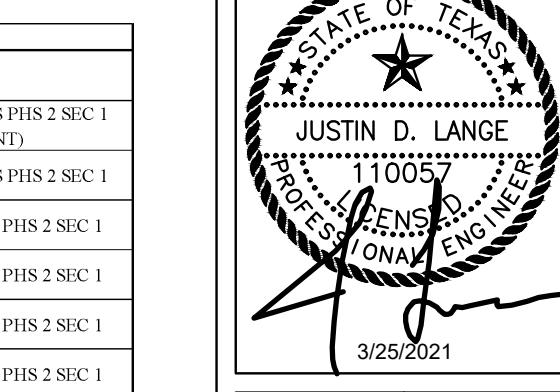




Adjacent Property Owner Address	
THOMAS BOBBY R & MARY C	909 W 1200 RD CENTERVILLE, KS 66014-9202
HERNANDEZ PEDRO LEON	3616 B MUNSON ST AUSTIN, TX 78721-1816
LEON SALVADOR HERNANDEZ	9318 US HIGHWAY 183 S AUSTIN, TX 78747-2096
AYALA GREGORIO B	5701 NUMUGEN DR DEL VALLE, TX 78617-3668
AYALA RAQUEL	620 NAVARRO CREEK RD DEL VALLE, TX 78617
MORALES JOHN MICHAEL & GLORIA P (C/S)	6316 NAVARRO CREEK RD DEL VALLE, TX 78617
REYES ARTURO	P O BOX 1405 DEL VALLE, TX 78617-1403
REYES HELIODORO & HERMELINDA CRUZ DE REYES	6401 NAVARRO CREEK RD DEL VALLE, TX 78617
REYES HELIODORO & HERMELINDA CRUZ DE REYES	6404 NAVARRO CREEK RD DEL VALLE, TX 78617
CRUZ AQUILINO & MARINA	6504 NAVARRO CREEK RD DEL VALLE, TX 78617
QUALICO CR LP	BLDG C SITE 201440 THE LAKES BLVD FORT WORTH, TX 76144-4641
AGUILERA JOSE LUIS & MARISOL SUAREZ	11239 LOS ROBLES CIR DEL VALLE, TX 78617-3575
AUSTIN DEL VALLE SHEEP & GOAT INC	4407 MANCHACA RD AUSTIN, TX 78745-1603
LEGG JOHN D & KRISTIN	2046 FARM POND LN PILIGRIVILLE, TX 78660-2713
YANIS SAUL & JESUS JR	2330 INGRAM DR ELGIN, TX 78621-5219
MARIA DEL CARMEN MONTOYO & PAUL ALFREDO & INARVIS IMBERT GIL	14322 PEARCE LN DEL VALLE, TX 78617-6018
ALEMAN JESSICA MIREYA	6121 KELLAM RD DEL VALLE, TX 78617
	2217 TRADITIONS CT LEANDER, TX 78641-4946
	ABIS 18 NAVARRO J A CCR 10.53
	ABIS 18 NAVARRO J A CCR 15.05
	ABIS 18 NAVARRO J A CCR 10.49
	ABIS 18 NAVARRO J A CCR 10.34



- NOTES:
1. STREET PARKING IS NOT ALLOWED WITHIN 150 FT OF KELLUM ROAD INTERSECTION
  2. PROPOSED TREES WILL BE PLACED IN THE 5 FT LANDSCAPE EASEMENT OUTSIDE OF THE ROW.



## TYPICAL STREET SECTIONS MAP

LONGVIEW SUBDIVISION - PRELIMINARY PLAN  
AUSTIN, TRAVIS COUNTY, TEXAS

**William Lyon Homes®**  
*Experience the pride.*

DEVELOPER: WILLIAM LYON HOMES  
DRAWN/DESIGNED BY: ERIC SJIP  
ENT/PROJECT MANAGER: JULIP  
SR. PROJECT MANAGER: PM  
PROJECT #: WLH-18001  
CASE #: CASE#

SHEET  
9  
OF 9  
C8J-2018-0213

4214 MEDICAL PARKWAY  
SUITE 300  
AUSTIN, TX 78756  
PHONE: 512-381-7000  
FAX NO: 12070108  
TPSLS FIRM NO: 10194108

